



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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November 20, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
LAC+USC MEDICAL CENTER REPLACEMENT PROJECT
APPROVAL OF CONSTRUCTION CHANGE ORDERS FOR
LOW PRESSURE STEAM EXPANSION MODIFICATIONS
MCCARTHY/CLARK/HUNT, A JOINT VENTURE; CONTRACT PW-12641
SPECS. 6550; C.P. 70787
(FIRST DISTRICT) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and authorize the Director of Public Works to execute the following change orders to:

1. Provide thermal anchors and expansion joints for the low pressure steam piping in the Diagnostic and Treatment building for a \$465,000 not-to-exceed amount.
2. Provide thermal anchors, expansion joints, and steam guides for the low pressure steam piping in the Inpatient Tower building for a \$650,000 not-to-exceed amount.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

REASON AND SCOPE – RECOMMENDATION 1

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Contract supplement	<input type="checkbox"/>	Errors and omissions	<input checked="" type="checkbox"/>
Equipment procurement process	<input type="checkbox"/>		

Approval of Recommendation 1 will allow the general contractor, McCarthy/Clark/Hunt, to secure the low pressure steam pipe at the north and south sides of Level 6 of the Diagnostic and Treatment building to allow for thermal expansion of the low pressure steam pipe.

The Diagnostic and Treatment building includes a low pressure steam system which allows the hospital to control the humidity in the individual treatment rooms. As the steam system operates, the pipes get hot and expand approximately 3-1/2 inches in length. The steam pipes are installed in and penetrate multiple treatment room walls. As the steam pipe expansion takes place, room walls and weather seals will be compromised. This change order includes securing the low pressure steam pipe in six locations and adding four expansion joints that will absorb the pipe expansion. Also, the pipe will be acoustically isolated to prevent noise and vibration from affecting the operating rooms.

Approving the recommended action will allow the contractor to complete this additional scope of work related to the low pressure steam piping system in the Diagnostic and Treatment building with no delay to the project schedule. Cost negotiations for this change have not been finalized. We estimate that the total cost will not exceed \$465,000. However, if the final value exceeds the cost estimate, we will return to your Board for approval. Public Works has issued a proceed order in the amount of \$150,000, under delegated Board authority, for a portion of this work to avoid delay impact and that amount is included in the recommended \$465,000 not to exceed amount.

REASON AND SCOPE – RECOMMENDATION 2

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Contract supplement	<input type="checkbox"/>	Errors and omissions	<input checked="" type="checkbox"/>
Equipment procurement process	<input type="checkbox"/>		

Approval of Recommendation 2 will allow the general contractor, McCarthy/Clark/Hunt, to secure the low pressure steam pipe at the north and south sides of Level 9 and northwest portion of Level 1 of the Inpatient Tower building to allow for thermal expansion of the low pressure steam pipe.

The Inpatient Tower building systems include a low pressure steam system at Levels 1 and 9. At Level 1, the low pressure steam pipe allows the hospital to control the humidity in the Dietary and Environmental Services areas, and at Level 9 it allows control of the humidity in the patient and treatment rooms. Similar to the Diagnostic and Treatment building, as the steam system operates the pipes get hot and expand approximately 5 inches in length. The steam pipes are installed above the Dietary and Environmental Services areas at Level 1 and penetrate multiple room walls. At Level 9, the low pressure steam piping is installed above the mechanical room adjacent to vast amounts of mechanical, electrical, and plumbing infrastructure. As the steam pipe expansion takes place, seismic support of infrastructure, room walls, and weather seals will be compromised. The proposed change order includes securing the low pressure steam pipe with thermal anchors in eight locations, adding three expansion joints and nine steam guides that will absorb the pipe expansion.

Approving the recommended action will allow the contractor to complete this additional scope of work related to the low pressure steam piping system in the Inpatient Tower building with no delay to the project schedule. Cost negotiations for this change have not been finalized. We estimate that the total cost will not exceed \$650,000. However, if the final value exceeds the cost estimate, we will return to your Board for approval. Public Works has issued a proceed order in the amount of \$150,000, under delegated Board authority, for a portion of this work to avoid delay impact and that amount is included in the recommended \$650,000 not-to-exceed amount.

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We have reviewed the above recommendations and related potential cost and schedule impacts with the Project Advisory Committee. These change orders are considered to be within the scope of the project and within the Board approved project budget of \$899,498,218. Sufficient appropriation is available in the 2007-08 Capital Projects/Refurbishments Final Budget – LAC+USC Medical Center Replacement Project (C.P. 70787) to fund the recommended action.

CONCLUSION

Upon approval of the recommendation, please forward an adopted, stamped copy of the Board letter to my office.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTJ:DLW:DL
JSE:DJT:DKM

c: County Counsel
Department of Public Works (Project Management Division 1)
Department of Health Services
Project Advisory Committee